

NEBRASKA REAL PROPERTY APPRAISER REQUIREMENTS

EFFECTIVE JANUARY 2006

ALL PREREQUISITE COURSES (A) MUST BE AT LEAST 15 CLASS HOURS AND TESTED

To be **CERTIFIED GENERAL** a person must:

- Complete a total of 180 class hours in approved prerequisite appraisal course work.
 - A minimum of 165 class hours shall be in subjects related to real property appraisal, including courses in appraisal fundamentals, non-residential appraisal practices, income property valuation, narrative report writing or commercial form preparation, and higher level application courses.
 - Fifteen class hours shall be in Uniform Standards of Professional Appraisal Practice completed within two years of application.
- Complete 3,000 hours of appraisal experience over a minimum 30-month period; 1,500 of those hours must be non-residential appraisal experience.
- Submit three complete non residential appraisals in summary or self-contained format. At least two reports must include all three approaches to value.
- Pass the required examination.
- Pay the annual Certified General fee of \$225.00.
- Also pay a Federal Registry fee of \$25.00.

To be **CERTIFIED RESIDENTIAL** a person must:

- Complete a total of 120 class hours in approved prerequisite appraisal course work.
 - A minimum of 105 class hours shall be in subjects related to real property appraisal, including courses in appraisal fundamentals residential appraisal practices, residential form preparation.
 - Fifteen class hours shall be in Uniform Standards of Professional Appraisal Practice completed within two years of application.
- Complete 2,500 hours of appraisal experience over a minimum 24-month period; 1,500 of those hours must be residential appraisal experience.
- Submit three appraisal reports representing two-four family unit, a 0-20 year old residence and a residence over 20 years. Reports must be complete appraisals in summary or self-contained format.
- Pass the required examination.
- Pay the annual Certified Residential fee of \$225.00
- Also pay a Federal Registry fee of \$25.00.

To be **LICENSED** a person must:

- Complete a total of 90 class hours in approved prerequisite appraisal course work.
 - A minimum of 75 class hours shall be in subjects related to real property appraisal, including appraisal fundamentals or higher level.
 - Fifteen class hours shall be in Uniform Standards of Professional Appraisal Practice completed within two years of application
- Complete 2,000 hours of appraisal experience over a minimum 24 month period.
- Submit three appraisal reports. Reports must be complete appraisals in summary or self-contained format.
- Pass the required examination.
- Pay the annual License fee of \$225.00.
- Also pay a Federal Registry fee of \$25.00.

To be **REGISTERED** a person must:

- Complete a total of 75 class hours in approved prerequisite appraisal course work.
 - A minimum of 60 hours shall be in subjects related to real property appraisal, including 30 hours in appraisal fundamentals or higher level, within five years of application.
 - Fifteen hours shall be in Uniform Standards of Professional Appraisal Practice completed within two years of application.
- Pass the required examination.
- Pay the annual Registered fee of \$100.00

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To facilitate the application process, the Nebraska Property Board will use the following procedures in reviewing applications:

1. Upon completion of education and experience, contact the Appraiser Board for an application form. The application must be completed, notarized and returned to the Board 15 working days prior to the next Board meeting. The Board normally meets on the third Tuesday of the month. All applicants must pay a \$150.00 non-refundable application fee.
2. Application will be reviewed by the Board. If the Board determines that the applicants meets the education and experience requirements, the applicants will be notified by mail that he or she is eligible to take the examination.
3. Instructions on registering for the examination will be mailed to the applicant.
4. Examination fee is paid to testing company.
5. Applicant takes the examination. Upon successful completion of examination, the applicant mails the ORIGINAL pass document to the office for notification of the next step toward becoming Registered, Licensed, Certified Residential, or Certified General real property appraiser.

NOTE: An applicant shall be at least 19 years of age and shall not have been convicted of any felony, or if so convicted, have had his or her civil rights restored and furnish proof which, upon investigation, demonstrates that he or she has good character and a reputation for honesty and integrity. Fee and staff appraisals submitted for experience credit shall comply with the Uniform Standards of Professional Practice.